

BK0353PG0461

Chambliss Builders, Inc.
GRANTOR

WARRANTY

TO

DEED

Benjamin Boren and wife, Jennifer A. Boren
GRANTEES

For and in consideration of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which is hereby acknowledged, Chambliss Builders, Inc., do hereby sell, convey, and warrant unto Benjamin Boren and wife, Jennifer A. Boren, as tenants by the entirety with full rights of survivorship and not as tenants in common, the following described property situated in the County of DeSoto, State of Mississippi, together with all improvements and appurtenances thereon more particularly described as follows:

Lot 98, Section A, River Oaks Subdivision, in Section 2 and 3, Township 2 South, Range 8 West, DeSoto County, Mississippi, as per Plat thereof recorded in Plat Book 54, Page 39, in the Office of the Chancery Clerk of DeSoto County, Mississippi.

The warranty in this deed is subject to subdivision and zoning regulations in effect in DeSoto County, rights of ways and easements for public roads and public utilities and restrictive covenants and easements of record.

It is understood and agreed that the taxes for the year 1999 have been prorated as of this date on an estimated basis and when said taxes are actually determined, if the proration is incorrect then Grantor(s) agree to pay Grantee(s) or their assigns any deficiency and likewise Grantee(s) agree to pay Grantor(s) or their assigns any amount overpaid.

Possession is to be given with delivery of this Deed.

WITNESS OUR SIGNATURE, this the 28th day of May, 1999.

Chambliss Builders, Inc.
By: Steve Stevenson
Steve Stevenson, Vice-President

STATE MS. - DESOTO CO.
FILED

JUN 4 11 19 AM '99

BK 353 PG 461
W.E. DAVIS CH. CLK.

STATE OF MISSISSIPPI
COUNTY OF DESOTO

PERSONALLY appeared before me, the undersigned authority in and for the said county and state, on this 28th day of May, 1999, within my jurisdiction, the within named Steve Stevenson, who acknowledged that he is Vice-President of Chambliss Builders, Inc., a corporation, and that for and on behalf of the said corporation, and as its act and deed he executed the above and foregoing instrument, after first having been duly authorized by said corporation so to do.

[Signature]
Notary Public

My Commission Expires:

June 18, 2000

GRANTOR'S ADDRESS:
P.O. Box 185
Southaven, MS 38671
Work Phone #: 601-393-7815
Home Phone #: N/A

GRANTEE'S ADDRESS:
1838 Towson Lane
Horn Lake, MS 38637
Work Phone #: 367-1131
Home Phone #: 363-3557

THIS INSTRUMENT PREPARED BY:
Eric Sappenfield
97 Stateline Road East, Suite A
Southaven, Mississippi 38671
601/342-2170

FILE NUMBER: 7251